



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD16-6
APPLICANT: Mike Jolley Investments, L.L.C.
DATE: April 14, 2016
LOCATION: NW corner of 36th Avenue N.W. and Cascade Drive
WARD: 8
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Rezoning, Land Use Plan Amendment, and Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a new commercial center. This property is currently zoned RM-2, Low Density Apartment District, and a change of zoning will be required to C-1, Local Commercial District, or a Planned Unit Development (PUD) compatible with C-1 zoning for the area fronting 36th Avenue N.W.. The NORMAN 2025 Land Use Plan would be amended from Institutional Designation to Commercial Designation for the same area. The preliminary plat will be for the entire "Subject Tract" shown on the map below.

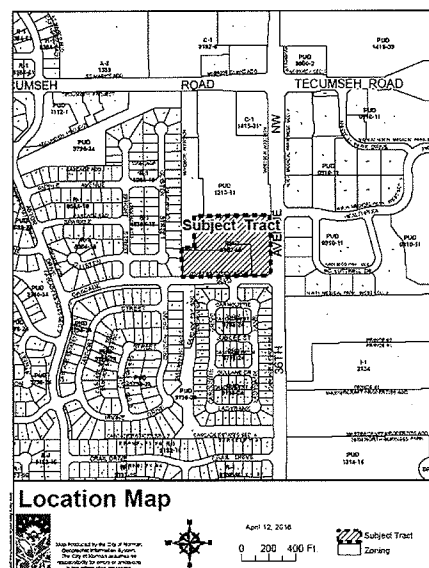
Please join us for a Pre-Development discussion of this proposal on Thursday, April 28, 2016 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 between 8:00 a.m. and 5:00 p.m. weekdays. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





11 April 2016

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application(s) for a 2025 Plan Change, Rezoning, and Preliminary Plat.

This project is proposed along the frontage of the 36th Ave. NW corridor, in a location that currently is a vacant area of land owned by Faith Pointe Baptist Church, Inc. The property is currently in the form of two parcels under Church ownership. The properties would be reconfigured through a preliminary plat that keeps the Church over the western area of the properties and a new commercial center along the frontage of 36th Ave. NW.

The commercial center is preliminarily planned to accommodate roughly 19,200 SF of one-story building(s) as shown on the submitted preliminary site plan. The site would include parking of roughly 120 spaces, and would be augmented with substantial landscaping and aesthetic enhancements. The zoning and 2025 Plan would be amended to allow for the commercial center as preliminarily submitted with uses as allowable under C-1 zoning.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC

A large, stylized handwritten signature in black ink, appearing to read 'Sean Paul Rieger'.

By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker



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405-329-0255

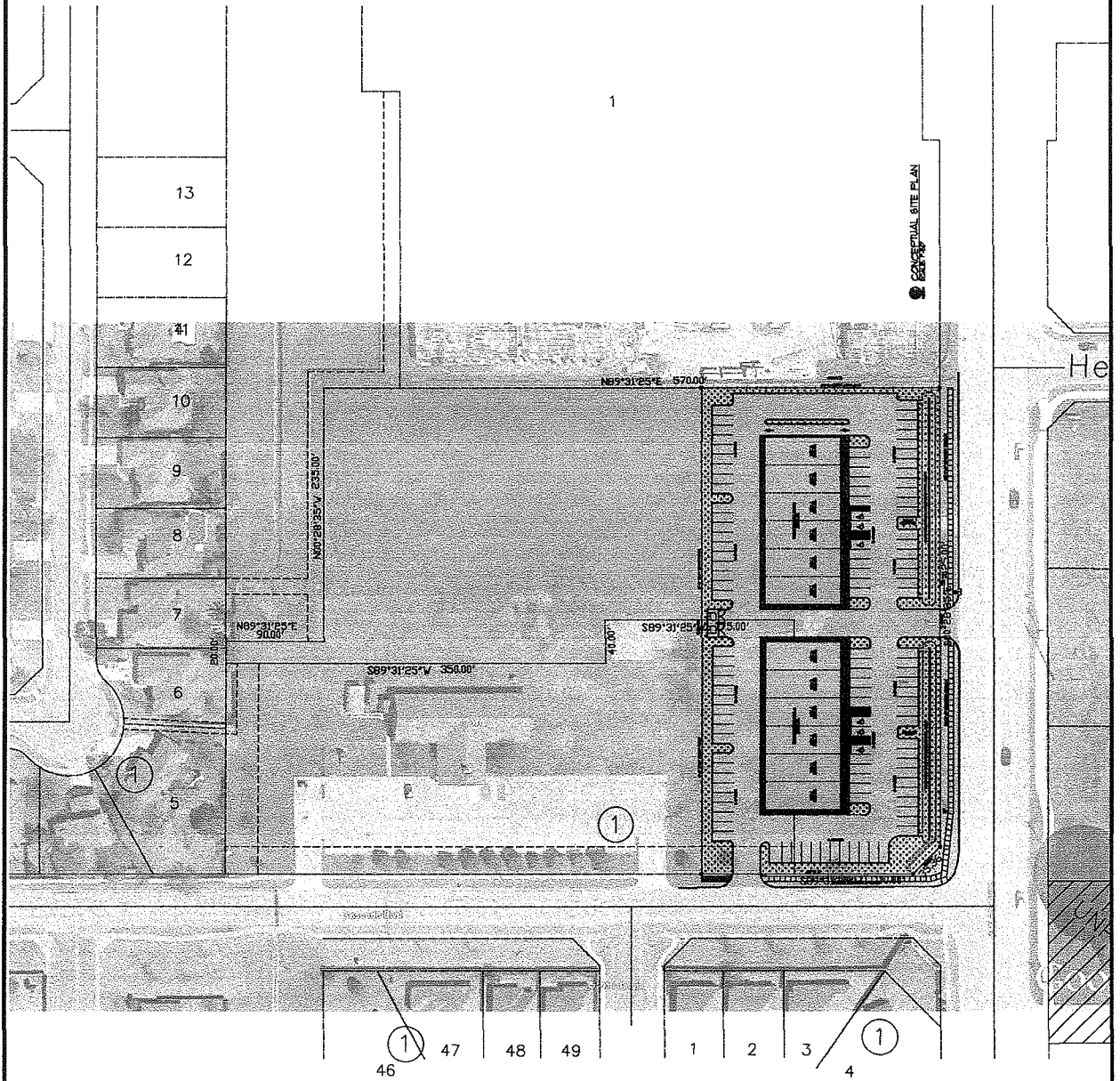
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NORMAN, OK 73072

JOLLEY RETAIL CENTER
36TH AVE. NW & CASCADE BLVD.
36TH AVE. NW

WIDE
ALL 1/4" = 1' AND COPIES
ARE AT HALF SCALE
DATE: 09/07/16
APPROVED: MS
DRAWN: MS
SCALE: AS SHOWN
SHEET NO. 30-008
SITE PLAN

C-11





AZTEC
AZTEC BUILDING SYSTEMS, INC.
11111 FARM ROAD, SUITE 100
NORMAN, OK 73072
405-329-0255

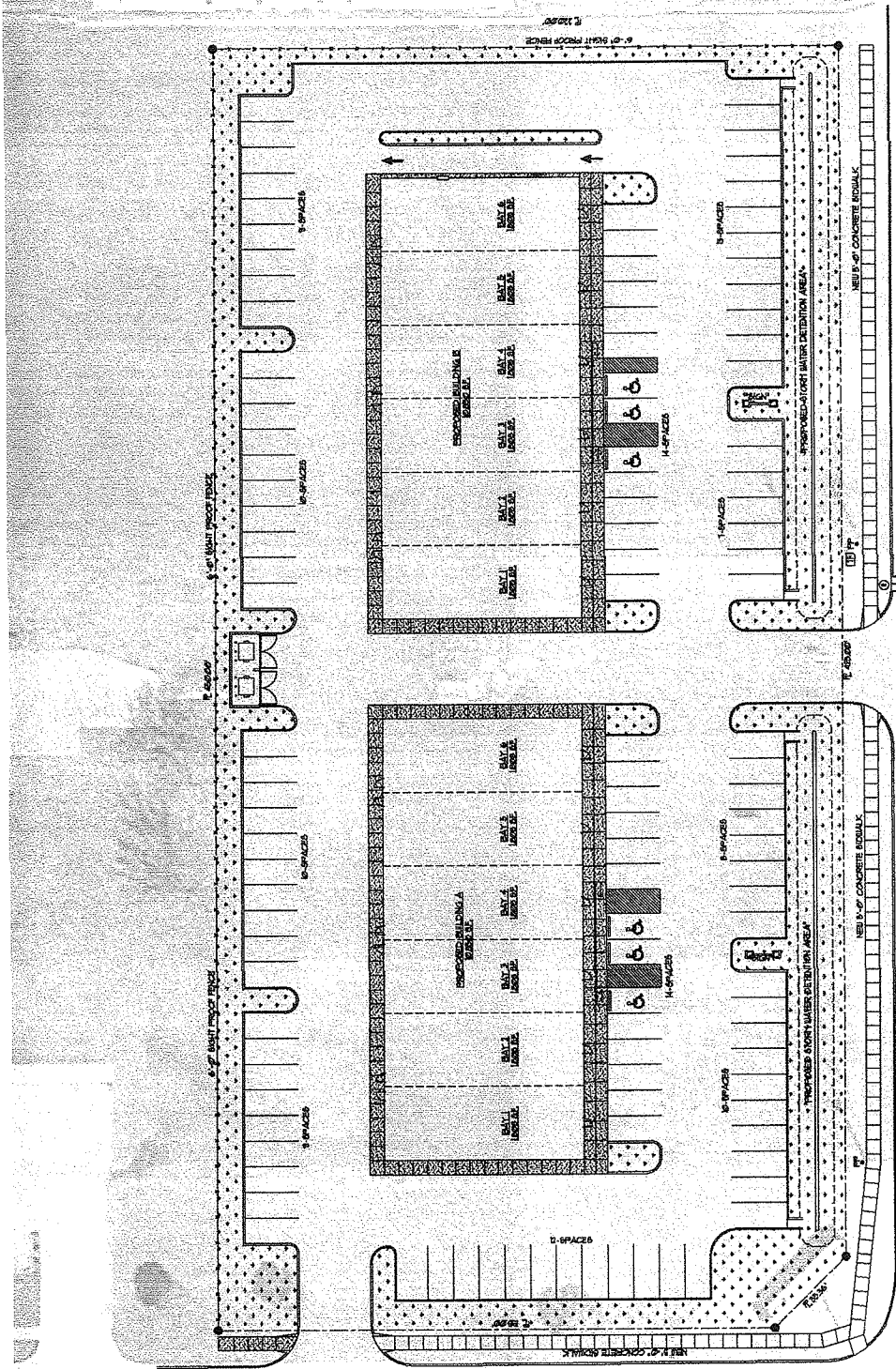
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NORMAN, OK 73072

JOLLEY RETAIL CENTER
36TH AVE. NW & CASCADE BLVD.
36TH AVE. NW

SITE PLAN
PROJ. NO. 16-0008
DATE: 07/27/16
DRAWN BY: JMS
SCALE: AS NOTED
BASES: CONCEPTUAL
ALL DIMENSIONS ARE AT HALF SCALE
NOTE: ALL DIMENSIONS ARE AT HALF SCALE

C-10



36TH AVENUE NW

CASCADE BOULEVARD

SITE DESIGN DATA
BUILDING AREA: 271,114 SQ. FT.
TOTAL PARKING REQUIRED: 150
TOTAL PARKING PROVIDED: 150
TOTAL PARKING AVAILABLE: 150
PERMITTED TO BE USED ACCORDING TO

CONCEPTUAL SITE PLAN
DATE: 07/27/16